

Breckinridge County Project Development Board

Regular Meeting

November 11, 2008

AOC CONSTRUCTION FILE

COUNTY: 13 BRECKINRIDGE

FILE CODE: 10031

SUBMITTED BY: JCI

DATE: 27/11/09

The meeting was called to order by CJE Ray Powers. Members present were CJE Ray Powers, James Henning, Judge Bruce Butler, Connie Brumfield, Tom Brite, and Charles Allen Wilson. Also present was James Bouman, AOC.

A motion was made by Judge Bruce Butler to approve the minutes from October 14, 2008. A change was requested by James Bouman to correct the spelling of his last name. Charles Allen Wilson seconded the motion with the change. All members voted aye. Motion carried. A motion was then made by Tom Brite to approve the October 30, 2008 minutes. There was a second by Connie Brumfield. All members voted aye. Motion carried.

Jill Smith advised the board they would name the building. Their options were: Breckinridge County Judicial Center (the trend in most counties), Breckinridge County Justice Center, Breckinridge County Courthouse (eliminated because of current courthouse), Breckinridge County Hall of Justice, or Breckinridge County Court of Justice. The board will check with other counties and will discuss at next meeting. James Bouman, AOC, told the board the building could not be named after anyone, however individual rooms could be.

There was discussion regarding the HVAC system for the building. Standard roof top units have several disadvantages. These include causing leaks, the need for a screen or parapet, the need for guardrails, the poor quality of heat in the proposed building due to ceiling height, the long term maintenance is less desirable than other systems, and it is the least "green". The VAV system with in-slab heat was recommended by Brandstetter Carroll. The units would be in the mechanical room rather than on the roof and the heat would be in-slab with the cooling from the ceiling. The advantages to this system are the high quality of heat, the standard long term maintenance, the system has a high "green" rating, and the system can be zoned and adjusted according to use. Brandstetter Carroll is looking at both water and electric for the heat. They assured the board very little could go wrong with the in-slab heating as it is cased in concrete. James Bouman told the board the prior issues with this type of system came from the use of copper pipes, the currently used plastic pipes are resistant to the acidity of concrete. Jill also told the board the VAV system could probably get 10 "green" points, with "green" points being the monthly energy cost of the system. The geothermal system would be cold heat and the air would be in the ceiling. Geothermal does have the least components to break. The Brandstetter Carroll mechanical/electrical engineer did have reservations about the cold heat. The hybrid geothermal system would have heaters in the ducts that would warm the air before it blows out. The system was not recommended because of price. Tom Brite requested time to investigate the systems further. Board members were going to check with the officials in Nelson County, as they have a pure geothermal system. Jill would like a decision on the system by the next meeting. Richard Mitchell was not present at the meeting, but was in favor of the VAV system. David Welker, Codell Construction, told the board the company can do RFP's for the test

bores. The motion was made and carried at a prior meeting to allow Ray to accept the lowest bid for the test bores.

The next discussion was of building structures. The precast system came in with a very high cost. The insulated concrete forms called for a 20% cost increase. The steel frame building is the most commonly used. The system is more familiar to local tradesman and is easier to make changes to. The R-value or insulation is not as good as the insulated system. The steel frame building with added insulation was recommended. A motion was made by Tom Brite to choose the steel frame with added insulation structure. Judge Butler seconded the motion. All members voted aye. Motion carried.

There was a brief discussion of the building floor plans. The roof of the building will be standing seam metal which should last 100 years. The roof will be visible and will have visible ice guards. Light gray metal was recommended because it is more efficient and it will not distract from the building.

Pat Hoagland informed the board he should get the survey soon and will adapt site plan to the survey.

David Welker, Codell Construction, was present for Richard Mitchell. He gave the board the names and prices of 3 survey companies who returned RFP's. Associated Engineers, Owensboro, gave a bid of \$5900; American Engineers, Glasgow, gave a bid of \$11,980; and Geotech, Paducah, gave a bid of \$14,900. David checked the work of Associated Engineers and advised the board they were ok. Tom Brite made a motion to approve Associated Engineers. James Henning seconded the motion. All members voted aye. A RFP is needed for the geothermal and geotechnical survey. Jill will make 1 RFP with a separate line for the geothermal so it can be cut, if decided. A motion was made by James Henning and seconded by Tom Brite for Ray to approve the lowest bid on the geotechnical and geothermal RFP. All members voted aye.

Dwight Salsbury, Ross Sinclair, ran new numbers based on Codell's numbers. They are slightly over budget, but \$100,000/year under the maximum allowed. AOC needs a copy of the Allgier invoice. Charles Allen Wilson made a motion to approve and pay the Allgier invoice. Judge Butler seconded the motion. All members voted aye.

Ray will call a meeting on the geothermal system if necessary. Jill would like to move the meetings to the 3rd Tuesday if possible so more representatives from their company would be available. The next meeting is scheduled for December 16, 2008 at 5:30 pm.

Charles Allen Wilson made a motion to adjourn the meeting. James Henning seconded. All members voted aye. The meeting adjourned.

Breckinridge County Project Development Board
Regular Meeting
November 11, 2008 5:30 PM
Breckinridge County Annex

AOC CONSTRUCTION FILE
COUNTY: BRECKINRIDGE
FILE CODE: P031 J14
SUBMITTED BY: JB
DATE: 11.17.08

- I. Call meeting to order
 - II. Roll Call
 - III. Approval of October 14, 2008 & October 30, 2008 minutes.
 - IV. Design Discussion Jill Smith w/Brandstetter Carroll.
 - a.) Hearing room revisions.
 - b.) Geothermal heating.
 - V. Richard Mitchell w/Codell Construction
 - VI. Financial business
 - a.) Approval of any invoices.
 - b.) Allgier invoice.
 - VII. Other reports. (As available.)
 - VIII. New Business
 - IX. Next meeting December 16, 2008 at 5:30 PM CST at the Breckinridge County Annex.
 - X. Adjournment
- ↑ 3rd Tuesday more convenient...